

# Article 7

## Parking & Circulation Requirements



### Article Seven: Parking & Circulation Requirements..... Page #

7.1	General Parking Requirements .....	7-2
7.2	Design Requirements .....	7-12
7.3	Circulation Requirements .....	7-20

PUBLIC REVIEW DRAFT



### Intent:

*The intent of this Chapter is to prevent congestion in the public streets by requiring all uses to provide adequate off-street parking, stacking and loading spaces; to determine minimum parking space requirements for individual uses; and to accommodate a variety of means of personal transportation.*

## 7.1 General Parking Requirements

### General Parking Requirements

**Part 1: These General Parking Requirements apply to all zoning districts.**

**A. Parking Spaces Required:** Off-street parking shall be provided for all properties consistent with the requirements of the Parking Space Requirements Tables (see page 7-4).

1. Downtown Exemption: All properties located within the CD, Commercial Downtown zoning district shall be exempt from the requirement that off-street parking spaces be provided. However, all design, construction, and other requirements established by this Article shall apply to any parking areas that are established.
2. On-premise Requirements: All required parking spaces shall be located on the same property with the use(s) that they serve, unless otherwise off-site or shared parking is established consistent with Section 7.1(Part 2)(A) of this Ordinance.
3. Parking Space Reductions: Any area required by this Ordinance for off-street parking shall not be changed to any other use unless and until approval is granted through the issuance of an Improvement Location Permit and alternate facilities meeting the requirements of this Article are provided. In no instance shall existing off-street parking that is already less than the minimum required by this Ordinance be further reduced.
4. Uses Not Specifically Listed: The minimum number of parking spaces required for uses not specifically listed in the Parking Space Requirements Tables shall be determined by the Planning Director based on the consistency of the use with those that are specified.
5. Uses Permitted by Variance or Conditional Use: The number of parking spaces for any use permitted by Variance or Conditional Use shall be specified by the Board of Zoning Appeals based on the characteristics of that use and the intent of this Article.

AGRICULTURAL	A
SINGLE-FAMILY RESIDENTIAL	S
MULTI-FAMILY RESIDENTIAL	M
COMMERCIAL	C
PUBLIC / SEMI-PUBLIC	P
INDUSTRIAL	I

## 7.1 General Parking Requirements (cont.)

### General Parking Requirements



### Residential Parking Space Requirements (Table 7.1)

For this use..	...the following minimum number of parking spaces is required..	...for every:
Bed and Breakfast Facility	2	facility (to serve the resident family), <b>plus</b>
	1	guest room
Residential Uses	2	dwelling unit, <b>plus</b>
	1	non-resident employee in multi-family developments and manufactured home parks, <b>plus</b>
	1	6 persons of seating capacity in any accessory community center, meeting hall, or similar facility.
Nursing Homes, Assisted Living Facilities and other Similar Uses	1	dwelling unit, 3 beds, or 2 patient rooms, whichever is less, <b>plus</b>
	1	employee

### Non-residential Parking Space Requirements (Table 7.2) (page 1 of 3)

For this use..	...the following minimum number of parking spaces is required..	...for every:
Agricultural Retail / Service Uses	1	1,500 square feet of UFA
Airport	1	3 aircraft spaces within a hanger, <b>plus</b>
	1	5 aircraft tiedowns
Animal Shelter / Kennel	1	12 cages, <b>plus</b>
	1	employee
Assembly Uses (indoor/outdoor) / Private Clubs / Worship Facilities	1	3 persons by seating capacity in the largest assembly area
Athletic Complex	12	athletic field, <b>plus</b>
	1	1,000 sq. ft. of indoor or outdoor play area
Auto-oriented uses (not including vehicles sales and service - see separate listing):		
Up to 25,000 sq. ft. UFA	1	250 sq. ft. of UFA
25,000 sq. ft. UFA or greater	1	500 sq. ft. of UFA
Campground / RV Park	1	camp site
Correctional Facility	1	employee, <b>plus</b>
	1	20 potential inmates
Data processing / Call Center	1	200 sq. ft. of GFA

## 7.1 General Parking Requirements (cont.)

### General Parking Requirements

#### Non-residential Parking Space Requirements (Table 7.2) (page 2 of 3)

For this use..	...the following minimum number of parking spaces is required..	...for every:
Daycare Center (adult or child)	1	4 clients, based on licensed capacity, <b>plus</b>
	1	employee
Fairgrounds	1	300 sq. ft. UFA within enclosed structures
Farm (confined feeding I and II)	1	employee
Farmer's Market	5	100 sq. ft. of sales area
Funeral Home / Cemetery	1	50 sq. ft. of UFA of service parlors, chapels and reception area, <b>plus</b>
	1	funeral vehicle stored on the premises
<b>Golf Course</b>		
9 hole course	6	course hole
18 to 36 hole course	5	course hole
More than 36 hole course	4	course hole
Driving range	3	3 driving tees
Government Facility / Library / Museum	1	300 sq. ft. UFA, <b>plus</b>
	1	vehicle stored on-site, <b>plus</b>
	1	per employee
Greenhouse / Plant Nursery	1	1,500 sq. ft. of UFA
Hotel / Motel	1	per guest room, <b>plus</b>
	1	100 sq. ft. UFA of lounge, restaurant, conference or banquet rooms or exhibit space
Industrial Use	1	employee
Institutional Facility / Residential Treatment Center	1	10 clients, based on licensed capacity, <b>plus</b>
	1	employee
Livestock Auction / Sales Facility	1	3 persons by capacity in the largest assembly area
Hospital / Clinic	2	exam or outpatient / inpatient bed, procedure / operating room, <b>plus</b>
	1	laboratory or recovery room, <b>plus</b>
	1	2 rooms (for employee parking)
Mini-warehouse Self-storage Facility	6	facility
Office Use	3	1,000 sq. ft. of GFA
Park / Playgrounds	12	athletic field, <b>plus</b>
	1	1,000 sq. ft. of activity area

## 7.1 General Parking Requirements (cont.)

### General Parking Requirements



### Non-residential Parking Space Requirements (Table 7.2) (page 3 of 3)

For this use..	...the following minimum number of parking spaces is required..	...for every:
Personal Service Use	2	station, chair or activity area; <b>or</b>
	1	300 sq. ft. of UFA ( <b>whichever is greater</b> )
Restaurant	1	4 seats
Retail Use (not otherwise listed)	1	250 sq. ft. of UFA
Schools (up to grade 8)	1	classroom, <b>plus</b>
	1	3 persons by seating capacity in the largest assembly area
Schools (grades 9-12), College, or Trade	1	3 persons by seating capacity in the largest assembly area, <b>or</b>
	12	classroom, if no assembly area is present
Truck Terminals / Sales and Service	1	800 sq. ft. of UFA, <b>plus</b>
	1.5	loading dock/service bay
Truck Stop / Travel Center	1	200 sq. ft. of GFA
Vehicle / Equipment rental	1	200 sq. ft. of UFA in offices, waiting rooms and customer service areas, <b>plus</b>
	1	rental vehicle
Vehicle / Manufactured Home/ Recreational Vehicle Sales and Service	1	800 sq. ft. of UFA, <b>plus</b>
	2	vehicle service bay
Wholesale facility	1	500 sq. ft. of GFA

6. Mixed Uses: Each individual use in a mixed use development shall provide off-street parking spaces in accordance with the Parking Space Requirements Tables, unless the property is subject to a shared or off-site parking agreement consistent with the requirements of Section 7.1(Part 2)(A).

**B. Units of Measure:** The following standards of measurement shall apply to the calculation of the minimum number of parking spaces.

1. Gross Floor Area (GFA): Gross floor area shall mean the total floor area, measured from the outside walls, included in any structure or area specified by the Off-Street Parking Space Requirements Table. Unless otherwise noted by the Table, gross floor area shall be used to determine the required number of off-street parking spaces.



*"Not Yet Defined" UFA:*  
Types of buildings where usable floor space may be undefined include: Flexible rental space; "spec" buildings; and similar buildings where the interior layout requirements of the tenants are unknown prior to construction and/or leasing.

## 7.1 General Parking Requirements (cont.)

### General Parking Requirements

2. Usable Floor Area (UFA): Where usable floor area is specified by the Off-Street Parking Space Requirements Table to determine parking requirements, the area included in the calculations shall apply to all areas within the structure, excluding any floor area used for incidental service, storage, mechanical equipment rooms, restrooms and other similar areas. Where these areas are not yet defined, usable floor area shall be considered to be 85% of the gross floor area.
  3. Employees: Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees most likely to be on the premises during the peak shift.
  4. Bench Seating: Every 24 inches of width provided as a bench, pew, or similar type of seating shall be counted as 1 seat.
  5. Open Floor Areas: Every 16 square feet of open floor areas associated with places of assembly shall be counted as 1 seat.
  6. Fractional Requirements: When units of measurement determining the number of required parking spaces result in a fractional space, any fraction shall be considered as an additional required space.
- C. **Barrier Free Parking Requirements**: Signed and marked barrier free spaces shall be provided within all parking lots. The barrier free spaces shall be those nearest the main accessible entry of the building served.
1. Number: The number of barrier free spaces shall be based on the Federal Americans with Disabilities Act as represented by the Barrier Free Parking Space Requirements Table. This Table is intended to represent the minimum requirements of the ADA and shall be deemed to be updated and amended consistent with any ADA amendments.
  2. Counted Toward Minimum Requirements: In parking lots with 10 parking spaces or less, the required barrier free parking spaces shall be in addition to the minimum parking spaces required by this Chapter. For parking lots with more than 10 spaces, the required barrier free parking spaces may be considered toward meeting the minimum parking space requirement.
- D. **Vehicle Storage & Parking Requirements**: The storage of motor vehicles on all properties shall comply with the following requirements:
1. Primary Structure Required: No vehicle, including recreational and commercial vehicles, shall be stored or allowed to remain on any property that does not contain a primary or agricultural structure unless vehicle storage is a specifically approved use at that location.

## 7.1 General Parking Requirements (cont.)

### General Parking Requirements



#### Barrier Free Parking Space Requirements (Table 7.3)

Total Spaces in Parking Lot	Barrier Free Spaces Required
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	8
301 - 400	12
over 400	12 plus 2 for every 250 or fraction thereof over 400

2. Storage of Construction Vehicles & Equipment: No semi-trucks and tractor trailers, manufactured homes, tractors, bulldozers, earth carriers, cranes, tow trucks and/or any other heavy equipment or machinery shall be stored or parked on any property unless the machinery is either (a) engaged in providing construction or other service to the site or (b) associated with a specifically approved land use at that location that complies with all requirements of this Ordinance.
3. Commercial Vehicle Parking: The parking of commercial vehicles on residentially used properties and in residential zoning districts shall comply with the following requirements:
  - a. *General Requirements*: All commercial vehicles shall be owned by residents of the property and any on-site business uses and associated vehicles shall comply with the requirements of this Ordinance. A maximum of 1 vehicle for each property resident who is a licensed driver shall be permitted to be parked on-site. All commercial vehicles shall be operable and licensed.
  - b. *Agricultural Zoning District Vehicle Types*: In any Agricultural zoning district, commercial vehicles, including standard sized trucks and vans, as well as semi tractor-trailers, may be parked on-site.
  - c. *Residential Zoning District Vehicle Types*: Standard sized commercial trucks, vans and other similar vehicles may be parked on site in any Single-Family, Two-Family or Multi-Family Residential zoning district.



## 7.1 General Parking Requirements (cont.)

### General Parking Space Requirements

4. Recreational Vehicle Parking: The parking of recreational vehicles (including boats, trailers, recreation vehicles, or other similar equipment) on residentially used properties and in residential zoning districts shall comply with the following requirements:
  - a. *General Requirements*: All parked recreational vehicles shall be owned by a resident of property on which they are stored.
  - b. *Agricultural Zoning Districts*: In any Agricultural zoning district an unlimited number of recreational vehicles may be parked on-site.
  - c. *Residential Zoning Districts*: In any Single-Family, Two-Family or Multi-Family zoning district, a maximum of 1 recreational vehicle may be parked outdoors. Any recreational vehicle parked outdoors shall be limited to a maximum length of 24 feet. Additional recreational vehicles of any length may be stored on-site, but only within a garage.
  - d. *Location Requirements*: The parking of all recreational vehicles shall be prohibited in any septic field, front yard, or required side or rear setback.
  - e. *Use Limitations*: In no instance may any recreational vehicle be used as a dwelling unit.
  - f. *Temporary Parking*: Recreational vehicles may be parked in the front yard for a maximum of 48 hours in any 7 day period.
5. Vehicle Maintenance: Repairing, restoration and maintenance procedures or projects on vehicles on any residentially zoned or used property, when the work is not conducted entirely within the interior passenger space of the vehicle, shall be subject to the following limitations:
  - a. *Maintenance Location*: All vehicles being worked on outside shall be on an improved driveway surface consistent with the requirements for the zoning district in which it is located.
  - b. *Operable Condition*: All vehicles being worked on outside shall be licensed and operable. Procedures exceeding 48 hours in duration, or which require the vehicle to be inoperable in excess of 48 hours, shall be conducted entirely within an enclosed building.
  - c. *Parts Storage*: Inoperable vehicles and vehicle parts shall be stored inside an enclosed building.

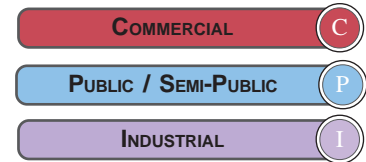


## 7.1 General Parking Requirements (cont.)

### Nonresidential Parking Requirements

**Part 2: These Nonresidential Parking Requirements apply to all Commercial, Public/Semi-Public, and Industrial zoning districts.**

- A. **Off-Site and Shared Parking Requirements:** In all non-residential zoning districts parking spaces may be (1) located on the lot with the use(s) for which they are required, (2) located off-site, and/or (3) shared with other uses(s).
1. **Off-Site Parking:** Two or more uses may provide off-site parking collectively on 1 or more lots; however, the total number of spaces shall not be less than the sum of the spaces required for each use.
  2. **Shared Parking:** Two or more types of land use (not specific businesses) for which the property owners can demonstrate and document that the normal hours of operation do not substantially overlap may share parking either on or off-site.
  3. **Location Requirements:** The shared and/or off-site parking shall be located a maximum of 300 feet from the use(s) to be served (measured from the nearest property lines). The shared and/or off-site parking shall not be located in any agricultural or residential zoning district.
  4. **Approval Requirements:** All off-site and shared parking space arrangements are subject to the approval of the Board of Zoning Appeals as a Conditional Use. Approvals shall be based on the determination that the use of off-site and/or shared parking will not provide hardships for pedestrians, will not result in potentiality hazardous traffic conditions, and will provide the minimum number of parking spaces for the uses involved. The parking needs of possible future uses of the property shall also be considered by the Board of Zoning Appeals.
  5. **Required Documentation:** Documentation of any off-site and/or shared parking agreement must be signed by all involved property owners. The written agreement shall include, but is not limited to the following items: maintenance, snow removal, ownership, and liability. The agreement shall be reviewed by the City Attorney and approved by the Planning Director. Upon approval, the agreement shall be recorded in the office of the Bartholomew County Recorder and a copy of the recorded agreement shall be retained for the files of the Plan Commission.
- B. **Vehicles to be Salvaged / Repaired:** The outdoor storage of vehicles associated with permitted auto repair or salvage facilities shall be consistent with the following requirements:
1. **Location.** All such vehicles, including antique vehicles, shall be stored within the rear or side yard. In no case shall such vehicles be stored in any front yard, buffer yard, septic field, required landscape area, or required side or rear setback.



**Stored Vehicles Note:** In no instance should the provisions for stored vehicles be interpreted as enforcement of traffic code provisions for inoperable vehicles. These provisions are intended to ensure that auto repair and salvage facilities are operated consistent with the general welfare of the community.

## 7.1 General Parking Requirements (cont.)

### Nonresidential Parking Requirements

2. **Screening.** All storage areas for such vehicles shall be completely enclosed with a minimum 6 foot tall, 100% opaque wood, stone, or masonry fence. Gates allowing access to the storage areas are permitted, shall be closed when not in use, and shall consist of 100% opaque doors.
- C. **Bicycle Parking Requirements:** All commercial and public/semi-public uses shall provide parking facilities for bicycles, consistent with the following requirements:
1. **Number of Bicycle Spaces:** All commercial and public/semi-public uses shall provide bicycle parking based on the number of vehicle parking spaces provided consistent with the Bicycle Parking Requirements Table, below.
  2. **Bicycle Facilities:** Bicycle facilities shall consist of an "inverted-U" type rack.
  3. **Location:** Bicycle parking facilities shall be located in a high visibility area that provides convenient and safe pedestrian access to main entrances or activity areas.

### Bicycle Parking Requirements

(Table 7.4)

Total Vehicle Parking Spaces Required	Bicycle Spaces Required
1 - 25	0
26 - 200	4
201 - 500	8
over 500	12

- D. **Stacking Space Requirements:** All non-residential uses shall provided stacking spaces for vehicles at drive-up and drive-through facilities consistent with the following requirements:
1. **Number Required:** The minimum number of stacking spaces required for each facility shall be as specified in the Stacking Space Requirements Table. The stacking spaces required for each facility shall be measured from the location listed in the Stacking Space Requirements Table. The space used for remote ordering or communicating with the employees within the use may be one of the required stacking spaces.

## 7.1 General Parking Requirements (cont.)

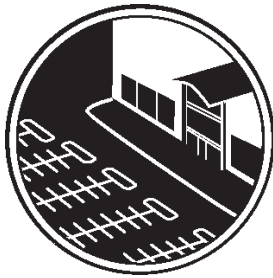
### Nonresidential Parking Requirements

2. **Dimensions:** Each stacking space shall have a minimum dimension of 20 feet in length by 10 feet in width.
3. **Location:** The location of stacking spaces shall avoid interference with on-site parking and pedestrian areas.
  - a. The lane containing the stacking spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces.
  - b. All designated pedestrian areas which pass through a stacking space area shall be clearly marked through pavement striping or a stamped pattern or texture.
  - c. No stacking space shall extend into any existing or planned public right-of-way or access easement not specifically identified for such use.

### Stacking Space Requirements

(Table 7.5)

Facility	Required Stacking Spaces	Point of Measurement
ATM Station	4	ATM Unit
Automotive Oil Change-Quick Lubrication facility	4	Service Bay
Auto Wash (self service)	3	Wash Bay
Auto Wash (automatic)	6	Wash Bay
Bank Drive-up Window	5	Service Window
Dry Cleaning / Laundry Drive-up Window	3	Service Window
Nursery / Day Care Drop-off Area	6	Head of Drop-off Lane
Pharmacy Drive-up Window	3	Service Window
Restaurant Drive-up Window	10	Service Window



### Intent:

*The intent of this chapter is to provide minimum requirements for parking space and parking lot design, to prevent congestion and hazards to the traveling public, and to provide for safe traffic movements within parking areas.*

## 7.2 Design Requirements

### General Design Requirements

**Part 1: These General Design Requirements apply to all zoning districts.**

**A. General Requirements:** All parking areas shall meet the following general requirements:

1. Location: No off-street parking space may be fully or partially located in an existing or planned public right-of-way, septic field, required landscape area, or buffer yard.
2. Access: All required parking spaces must be designed to provide direct access for vehicles. In no case may areas which do not have direct access be considered a parking space meeting the requirements of this Ordinance (example: a residential driveway shall not be considered a parking space meeting the requirements of this Chapter if a parked vehicle in the driveway prevents direct access to a required parking space in a garage or carport).
3. Parking Space Dimensions: Parking space size shall conform with the Parking Space Dimensions Table on the following page. In no instance shall the overhang of a vehicle be considered as part of the required parking space area.
4. Interior Drive Dimensions: Interior drive dimensions shall conform with Section 7.3 (Part 1) (D) (6).
5. Landscaping: The landscaping of all parking areas shall meet the requirements of Article 8, Landscaping Requirements.
6. Exterior Lighting: Exterior lighting for all parking areas shall meet the requirements of Chapter 9.4, Exterior Lighting Requirements.
7. Barrier Free Parking Space Design: All provided barrier free parking spaces shall be designed and constructed consistent with the requirements of the Federal Americans with Disabilities Act and all subsequent amendments.
8. Farm Exemption: Parking for all farms, located in any zoning district shall be exempt from the requirements of that district, but shall comply with the requirements of Part 2 of this Chapter.

AGRICULTURAL	A
SINGLE-FAMILY RESIDENTIAL	S
MULTI-FAMILY RESIDENTIAL	M
COMMERCIAL	C
PUBLIC / SEMI-PUBLIC	P
INDUSTRIAL	I

#### See Also:

*Chapter 7.3, Circulation Requirements*

*Article 8, Landscaping Requirements*

*Chapter 9.4, Exterior Lighting Requirements*

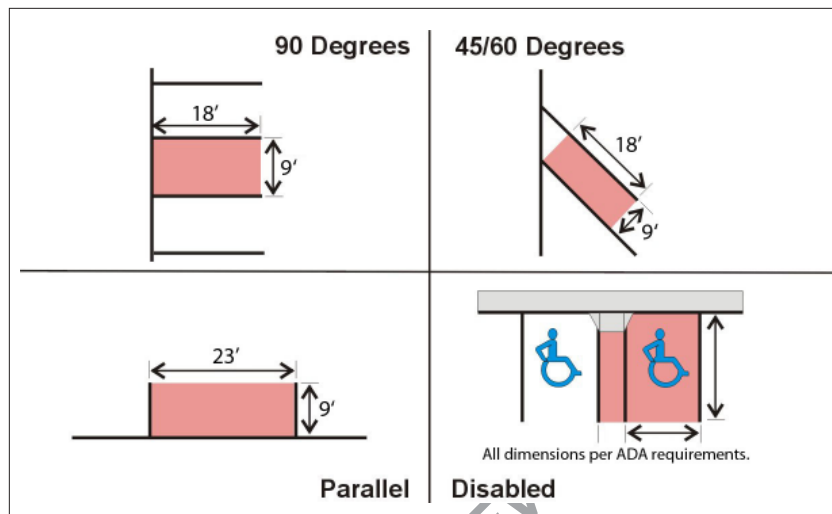
## 7.2 Design Requirements (cont.)

### General Design Requirements

- B. **Uses Permitted by Variance or Conditional Use:** The design of parking areas for any use permitted by Variance or Conditional Use shall be specified by the Board of Zoning Appeals based on the intensity and characteristics of that use and the intent of this Chapter.

### Parking Space Dimensions (Table 7.1)

Angle of Parking	Minimum Parking Space Size	
	Width	Length
Parallel	9 feet	23 feet
45 Degree	9 feet	18 feet
60 Degree	9 feet	18 feet
90 Degree	9 feet	18 feet



**Part 2: These Agricultural Design Requirements apply to all Agricultural zoning districts.**

- A. **Construction Requirements:** All parking spaces and driveways shall either be paved or constructed of crushed stone.
- B. **Design Requirements:** All parking areas shall be designed to prevent any vehicles from having to back into or maneuver on any Collector or Arterial Street or Road.



### Parking Space Measurement Illustration

(Figure 7.1)

AGRICULTURAL

A



SINGLE-FAMILY RESIDENTIAL S

MULTI-FAMILY RESIDENTIAL M

## Front Yard Parking Illustration (Figure 7.2)

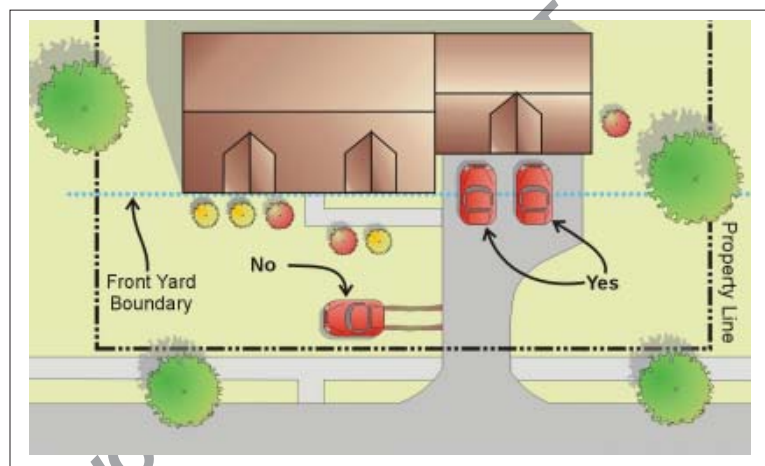
## 7.2 Design Requirements (cont.)

### Residential Design Requirements

**Part 3: These Residential Design Requirements apply to all Single-Family Residential and Two Family/Multi-Family Residential zoning districts.**

**A. Single-Family & Two-Family Residential Requirements:** The following requirements shall apply to all properties occupied by single-family or two-family residences:

1. Construction Requirements: All parking spaces and driveways shall be paved. Paved wheel paths, with grass or suitable groundcover between, shall be permitted.
2. Design Requirements: Parking spaces and driveways shall be designed as follows, however the RE, Established Residential zoning district shall be exempt from these requirements:
  - a. All parking areas and driveways shall be designed to prevent any vehicles from having to back into or maneuver on any Arterial Street or Road.
  - b. No parking areas or driveways shall be closer than 4 feet to any side or rear property line.
3. Use of Front Yard: No front yard area, other than the paved driveway and parking area, shall be used for the storage or parking of vehicles. No vehicle shall be considered legally parked unless all wheels are located on the paved area.



**B. Manufactured Home Park Requirements:** The following requirements shall apply to all properties occupied by manufactured home parks:

1. Internal Street Requirements: All internal private streets shall be assigned a street classification, designed, and constructed consistent with the intent of the applicable Thoroughfare Plan and the specifications of the Subdivision Control Ordinance for public streets.

## 7.2 Design Requirements (cont.)

### Residential Design Requirements

2. **Construction Requirements:** All parking spaces and driveways shall be paved. Paved wheel paths, with grass or suitable groundcover between, shall be permitted.
3. **Design Requirements:** All parking areas and driveways shall meet the following requirements:
  - a. All parking areas shall be designed to prevent any vehicles from having to back into or maneuver on any Arterial Street or Road (public or private).
  - b. No parking areas or driveways shall be closer than 4 feet to any side or rear property line.
  - c. No front yard area beyond the paved driveway and parking area shall be used for the storage or parking of vehicles. No vehicle shall be considered legally parked unless all wheels are located on the paved area.

#### C. Multi-Family Residential/Non-Residential Use Requirements:

Parking area and driveway design and construction for all multi-family residential uses and any permitted nonresidential uses within the residential zoning districts shall comply with the requirements for uses in the Commercial, Public/Semi-Public, and Industrial zoning districts specified by Chapter 7.2 (Part 4).

#### Part 4: These Nonresidential Design Requirements apply to all Commercial, Public/Semi-Public, and Industrial zoning districts.

- A. **Construction Requirements:** All parking spaces and driveways shall meet the following construction requirements:
  1. **Parking Area Surface:** All required parking spaces and any driveways, including any access drives, shall be paved. The use of alternate dust-proof surfaces may be approved by the Planning Director for seasonal and overflow parking areas that exceed the minimum number of parking spaces required by this Ordinance and for emergency access drives, if the property owner provides the following:
    - a. Technical documents from the product's manufacturer specifying its capabilities, as well as a detailed program for the use of the parking area that is consistent with those capabilities.
    - b. A notarized statement, in a format acceptable for recording in the office of the Bartholomew County Recorder, stating that the unpaved parking area will be paved if it is used more than an average of once per week in any 1 year period. If approved, a copy of the recorded statement shall be submitted to the Planning Director.
  2. **Drainage:** All parking areas shall provide for the drainage of stormwater and shall be subject to all adopted requirements of the jurisdiction in which they are located.



COMMERCIAL

C

PUBLIC / SEMI-PUBLIC

P

INDUSTRIAL

I





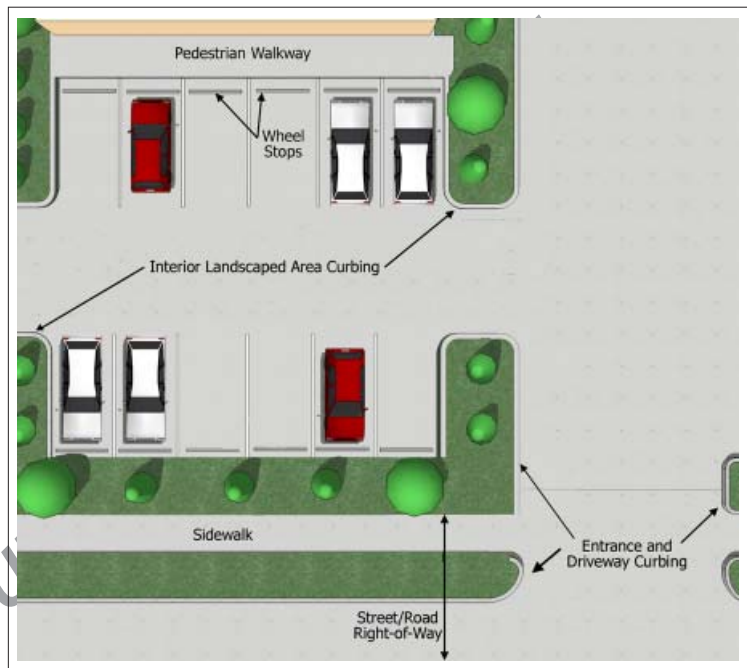
## Curbing and Wheel Stop Requirements Illustration

(Figure 7.3)

## 7.2 Design Requirements (cont.)

### Nonresidential Design Requirements

3. Markings: All parking spaces shall be marked with stripes of between 3 and 4 inches wide. All stripes shall extend the full length of each parking space. All driveways designed for travel in a specific direction shall be marked as such.
4. Curbing and Wheel Stops: Curbing and wheel stops shall be provided for all parking areas as follows:
  - a. *Entrances and Driveways*: All entrances and driveways shall be curbed such that the curbing extends around the perimeter of any landscaped areas located adjacent to the entrance.
  - b. *Interior Landscaped Areas*: All required landscaped areas which are bordered on at least 2 sides by parking areas shall be curbed. In no instance shall bollards or landscaping features be substituted for the curbs.
  - c. *Landscaped Areas and Pedestrian Walkways*: All required landscaped areas and pedestrian walkways which are perpendicular to parked vehicles shall be protected with wheel stops located in each space to prevent vehicles from overhanging the landscaped area or walkway. Parking spaces adjoining pedestrian walkways exceeding 7 feet in width shall be exempt from this requirement. A corresponding reduction in parking space length shall not be permitted.



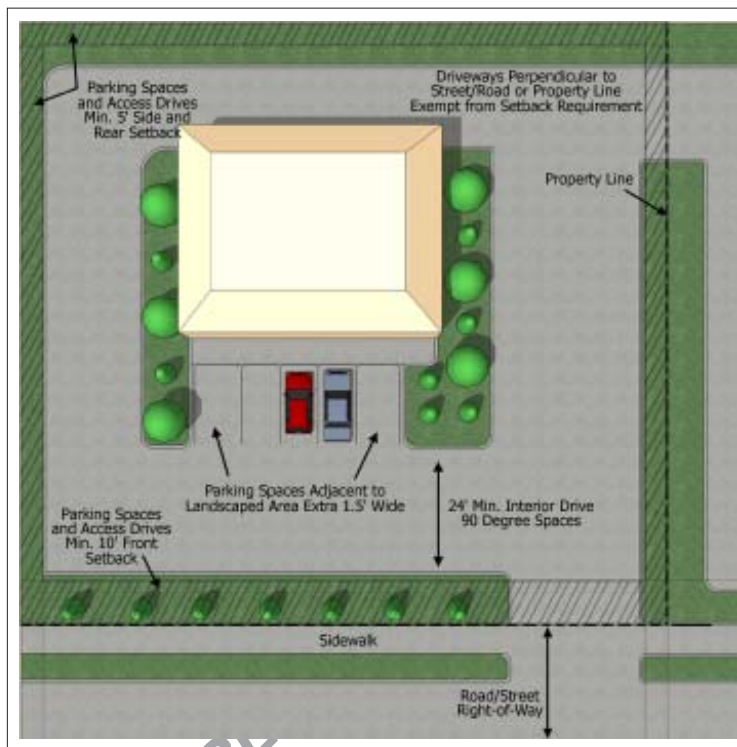


## 7.2 Design Requirements (cont.)

### Nonresidential Design Requirements

B. **Design Requirements:** All parking spaces and driveways shall meet the following design requirements:

1. **Front Setback:** All parking spaces and driveways shall maintain a minimum setback of 10 feet from the existing or planned right-of-way, whichever is greater, of all adjacent streets and roads. However, properties within the CD Downtown Center District shall be setback a minimum of 5 feet from the existing right-of-way. Driveways situated perpendicular to the street or road and providing access to the property from the street or road shall be exempt from this requirement.
2. **Side and Rear Setback:** All parking spaces and driveways shall maintain a minimum setback of 5 feet from all adjacent side and rear property lines. Driveways situated perpendicular to a property line that provide access between properties shall be exempt from this requirement.



### Setback Requirements Illustration

(Figure 7.4)

3. **Access and Location Requirements:** All parking spaces shall be accessed and located consistent with the following standards:
  - a. **Access to Public Streets:** Parking areas must be designed to prevent vehicles from having to back into, or maneuver upon public streets or roads (access to alleys shall be exempt from this requirement).





## 7.2 Design Requirements (cont.)

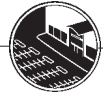
### Nonresidential Design Requirements

- b. *Maneuvering Space:* All parking spaces shall be provided with adequate maneuvering space to allow safe and efficient entry into and exit from the parking space.
  - c. *Downtown Parking:* No parking space or driveway shall be provided in the front yard of any property located in any Downtown Commercial zoning district. Driveways situated perpendicular to the street or road and providing access to the property from the street or road shall be exempt from this requirement.
- 4. Interior Driveway Width Requirements: The minimum widths for all interior driveways shall be as follows:
  - a. 14 feet for one-way traffic and no parking or 45 degree parking;
  - b. 18 feet for one-way traffic and 60 degree parking;
  - c. 24 feet for (i) one or two-way traffic and 90 degree parking or (ii) access to a loading area.
- C. **Off-Street Loading Space Requirements:** All off-street loading spaces, areas and docks shall conform to the following requirements:
  - 1. Construction Requirements: All off-street loading areas shall be paved.
  - 2. Design Requirements: All off-street loading areas shall be designed as follows:
    - a. *Maneuvering Areas:* All loading areas and docks shall be designed so that no portion of a loading or unloading vehicle maneuvers in or projects into any public right-of-way. This provision shall not apply to alleys located in the CD Downtown Center zoning district, in which loading, unloading, and maneuvering shall be permitted. In no instance shall a loading or unloading vehicle overhang adjacent property.
    - b. *Interference with Parking:* All loading areas or docks shall be designed so that no portion of a loading or unloading vehicle obstructs access to any required off-street parking spaces on any property. In no instance shall a loading area be considered a parking space for the purpose of meeting the off-street parking requirements of this Ordinance.
    - c. *Screening:* All loading docks and areas in any Commercial or Public / Semi-Public zoning district shall be screened from view of all public streets and roads. All loading docks in any Industrial zoning district shall be screened from view of all Collector and Arterial streets and roads.
      - i. The required screening shall consist of a 100% opaque, minimum 6 foot tall wood fence or stone or masonry wall.

## 7.2 Design Requirements (cont.)

### Nonresidential Design Requirements

- ii. Structures and existing landscaping located on the same property which provide the same amount of screening may be substituted for the fence or wall specified above. The removal of this structure or landscaping shall require the installation of the required screening.
- d. *Location:* Loading areas shall not be located in any existing or planned right-of-way, septic field, or required landscape area. All loading areas shall be set back a minimum of 10 feet from any existing or planned right-of-way (whichever is greater) and 5 feet from all side and rear property lines.
- e. *Size Requirements:* All off-street loading areas and berths for semi tractor-trailers shall be a minimum of 13 feet in width and 140 feet in length. All off-street loading areas and berths for local pick-up and delivery vehicles shall be at least 12 feet in width and 60 feet in length.



PUBLIC REVIEW DRAFT



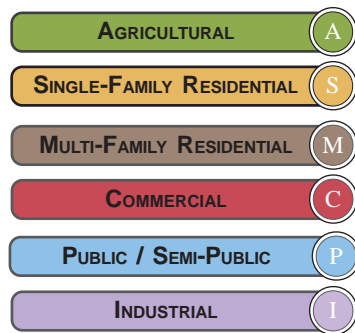
### Intent:

*The requirements of this Chapter are intended to promote safe and efficient travel within the community; minimize disruptive and potentially hazardous traffic conflicts; separate traffic conflict areas by reducing the number of driveways; provide efficient spacing standards between driveways; protect the substantial public investment in the street system; and ensure reasonable access to properties.*

## 7.3 Circulation Requirements

### General Circulation Requirements

**Part 1: These General Circulation Requirements apply to all zoning districts.**



- A. **Agricultural Field Exemption:** All entrances that are constructed and used specifically and exclusively for access to agricultural fields shall be exempt from the requirements of this Chapter, but shall meet any requirements of the City or County Engineer of jurisdiction.
- B. **Additional Design Considerations:** Circulation features, including but not limited to acceleration and deceleration lanes, passing lanes, tapers, turning radii, and left and right turn restrictions shall be subject to the adopted standards of the City/County Engineer of jurisdiction and the Indiana Department of Transportation (where applicable).
- C. **Location Requirements:** The location of all vehicle entrances and access points from a public street shall conform to the following requirements.
  1. Alignment of Entrances: All entrances accessing a Collector or Arterial street or road shall be aligned with existing or planned entrances on the opposite side of the street or road.
  2. Entrance Sight Distance Requirements: Entrances on Local and Collector Streets and roads shall comply with "Stopping Site Distance" requirements, and entrances upon Arterial Streets and Roads shall comply with the "Decision Sight Distance" requirements, specified by the current edition of the American Association of State Highway and Transportation Officials (AASHTO) *Policy on Geometric Design of Streets and Highways*.

## 7.3 Circulation Requirements (cont.)

### General Circulation Requirements



3. Separation & Access Requirements: All properties shall comply with the following entrance separation requirements and access limitations. All separations shall be measured from the centerline of the applicable street, road, and/or entrances.
  - a. Road Access to Farm & Single-Family Residential Uses: All properties occupied by a farm or a single-family residential use shall be permitted one access point from any public road. Properties with accessible frontage exceeding 200 feet shall be permitted a second entrance for the purpose of providing a circular drive or separating residential vehicles from farm equipment.
    - i. All access points shall be separated from all intersections and each other by a minimum of 100 feet along Local roads, 200 feet along Collector Roads, and 300 feet along Arterial Roads.
    - ii. Two drives within 25 feet of each other shall be considered a single access point for the purpose of the separation requirements.
  - b. Street Access to Farm and Single & Two-Family Residential Uses: All properties occupied by a farm or a single or two-family residential use shall be permitted one access point from any Local or Collector Street. All access points on a Collector Street shall be separated by a minimum of 50 feet. Access to Arterial streets from any lot platted after the effective date of this Ordinance shall be prohibited.
    - i. The access point for two-family residential uses may include distinct, but immediately adjacent driveways for each dwelling. A second access point for each lot shall be permitted, provided that it is separated by a minimum of 50 feet from all other access points on the same side of the street.
    - ii. Single-family residential properties shall be permitted a second entrance for the purpose of providing a circular drive, provided that the 2 access points are separated by a minimum of 50 feet.
    - iii. Single-family residential properties with accessible frontage on more than one public street shall obtain access from the street with the lowest Thoroughfare Plan classification. A second access may be obtained from a second frontage if that frontage is on a local street and 50 feet of separation between the nearest driveways and intersections can be provided.



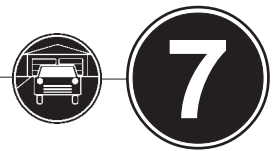
## 7.3 Circulation Requirements (cont.)

### General Circulation Requirements

- c. **Street or Road Access to Multi-Family and Non-Residential Uses:** No two entrances from a public street or road to a property shall be permitted within the distances specified below:
    - i. Arterial Street or Road: 400 feet.
    - ii. Collector Street or Road: 200 feet.
    - iii. Local Street or Road: 100 feet.
  - d. **Separation & Access Exceptions:** Any lot that was lawfully established prior to the effective date of this Ordinance and for which access can not be provided in compliance with Sections (a) through (c) above shall obtain access from the frontage with the lowest Thoroughfare Plan classification. The access point shall be located consistent with the access and circulation priorities established by the Thoroughfare Plan.
- D. **Design Requirements:** The design of all vehicle entrances and access points from a public street or road shall conform to the following requirements:
  - 1. **Curbs:** All entrances from streets serving uses other than farms and single-and two-family residences shall be curbed from the beginning of any acceleration or deceleration lane, taper, or turning radii up to and including any landscaping area that separates the entrance from parking and loading areas.
  - 2. **Entrance Widths:** All entrances shall conform to the widths listed below at the point at which they intersect with the public right-of-way. The width shall be exclusive of any acceleration or deceleration lanes, tapers, or turning radii.
    - a. *Single & Two-Family Residential Use:* 12 foot minimum and 24 feet maximum width per driveway.
    - b. *Multi-Family and Non-Residential Use:* 12 feet per lane exclusive of any median separating entry and exit lanes.
  - 3. **Entrance Medians:** Any medians provided within an entrance shall be fully curbed, and shall be a minimum of 6 feet in width.
  - 4. **Encroachment of Entrance Improvements:** Where a platted or fee simple right-of-way is not present, passing lanes, turning radii, acceleration and deceleration lanes, and other improvements shall be located entirely within the frontage of the lot being accessed.

## 7.3 Circulation Requirements (cont.)

### General Circulation Requirements

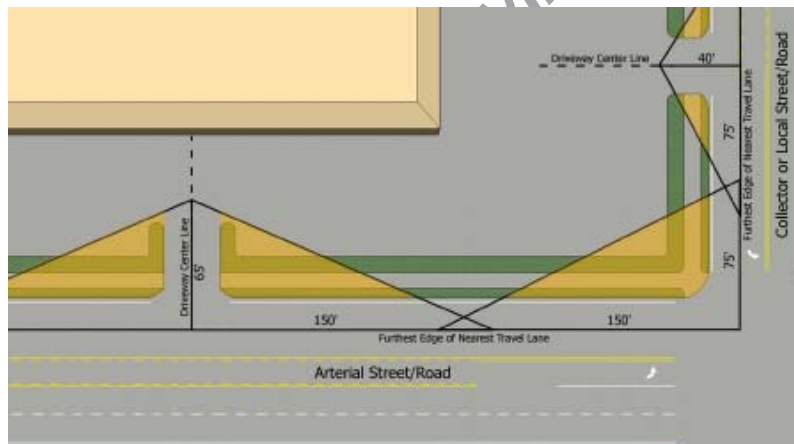


5. **Intersection Visibility Requirements:** All properties, with the exception of those located in the CD, Downtown Commercial zoning district, shall maintain a clear vision area (the "sight visibility triangle") at all street and street-driveway intersections. The Sight Visibility Triangle shall meet the following requirements:
  - a. **Measurement:** The sight visibility triangle shall be established by connecting points along the farthest edge of the nearest travel lane at the distances from the point of intersection required by the Sight Visibility Requirements Table.
  - b. **Restrictions:** Within the sight visibility triangle, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of 2½ feet and 10 feet above the centerline grades of those intersecting streets and drives.

### Intersection Visibility Requirements

(Table 7.7) (Figure 7.5)

Measure along this type of street, road, or driveway the distance shown...	...from its intersection with this type of street, road, or driveway.			
	Arterial	Collector	Local	Driveway or Alley
Arterial	150	150	150	150
Collector	75	75	75	75
Local	75	75	75	75
Driveway or Alley	65	40	40	Not Applicable







## 7.3 Circulation Requirements (cont.)

### General Circulation Requirements

- E. **Shared Access Design Options:** In addition to individual driveways serving a single use or lot, access points may take the form of a shared driveway for multiple lots, cross access easements between adjacent properties, or a private service drive. These methods of access shall comply with the following requirements:
1. **Shared Driveways:** A shared driveway shall be located either on both sides of the property line of the land uses sharing the driveway, or if topography or other physical constraint prevents using this location, the driveway may be located on either property, provided that the proper easements are provided.
  2. **Cross Access Easements:** Cross access easements shall be located generally parallel to and at least 100 feet from any access point to the public street. The pavement width at the cross access shall be a minimum of 26 feet.
  3. **Private Service Drives:** A service drive may be located at the front or rear of the properties served. Service drives shall generally be parallel or perpendicular to the front property line and may be located either in front of, adjacent to, or behind, principal buildings.
    - a. *Access:* The number and location of access points along a service drive shall be consistent with the requirements of this Chapter for public Streets and Roads.
    - b. *Construction and Materials:* The service drive shall have a minimum pavement width of 24 feet. It shall be curbed when providing access to multi-family uses, manufactured home parks and nonresidential uses.
    - c. *Parking Access:* No parking space shall be directly accessed from the service drive.
  4. **Easements and Maintenance:** Shared driveways, private service drives and cross access easement shall be within an easement of adequate width to accommodate the pavement, shared private or public utilities, drainage, sidewalks and any other related features. Any required access easement permitting traffic circulation between properties shall be reviewed and approved by the Planning Director and recorded with the County Recorder. A recorded copy of the agreement shall be provided to the Planning Director for the records of the Plan Commission.



## 7.3 Circulation Requirements (cont.)

### Pedestrian Circulation Requirements

**Part 2: These Pedestrian Circulation Requirements apply to the Multi-Family Residential, Commercial, Public/Semi-Public, and Industrial zoning districts.**

- A. **Public Sidewalks Required:** All developments in Multi-Family Residential, Commercial, Public/Semi-Public and Industrial zoning districts shall provide public sidewalks within all adjoining rights-of-way.
1. **Exemptions:** Development in Industrial Zoning Districts shall not be required to provide sidewalks along any Local Street or Road. Also, any properties for which the Plan Commission granted a modification of the sidewalk requirement of the Subdivision Control Ordinance shall not be subject to the requirements of this Section, provided that the construction activity occurs within 10 years of the modification approval.
  2. **Design and Construction Requirements:** All sidewalks shall be designed and constructed consistent with the requirements for sidewalks associate with new streets established by the Subdivision Control Ordinance.
  3. **Sidewalks Beyond Existing Right-of-Way:** A sidewalk easement shall be provided adjacent to the existing right-of-way in all instances where that right-of-way is of an insufficient width for sidewalk installation.
  4. **Asphalt Path Option:** The Planning Director may authorize an asphalt path as an alternate for a sidewalk either (a) in rural areas of the jurisdiction of Bartholomew County and (b) where such a path is specified by an adopted pedestrian system plan for the jurisdiction.
- B. **Public Sidewalk & Building Entrance Links:** Whenever provided, sidewalks that link the public sidewalk to the entrance of the building shall be a minimum of 6 feet in width. When a sidewalk link passes through a parking lot pavement markings shall be used to delineate the sidewalk link.



MULTI-FAMILY RESIDENTIAL

M

COMMERCIAL

C

PUBLIC / SEMI-PUBLIC

P

INDUSTRIAL

I

Parking & Circulation Requirements